Bengaluru South City Corporation

Office of the Executive Engineer, Traffic Engineering and Mobility Cell, 2nd floor, 9th Main Road, Jayanagara 2nd block, Bengaluru -560011 email: tecsouthpalike@gmail.com

No: EE/TE&M Cell/BSCC/TEND/04/2026-27 Date: 29.04.2026

Proceeding of Pre-Bid Meeting

Venue: Office of the Chief Engineer [Zone-1],
Bengaluru South City Corporation,
2nd Floor, 9th Main Road,
Jayanagara 2nd Block,
Bengaluru - 560 011 Date: 08.05.2026 @ 15:00 Hrs.

Project Name: Selection of Agency for Implementation, Operation and Maintenance of On-street Smart Parking Management System on Identified Streets in Jayanagara Constituency under PPP Mode (42 roads covering nearly 31.65 km of road length, approx. 914 car slots and 3835 two wheeler slots).

Ref:
1. Tender Notification No: EE/TE&M Cell/BSCC/TEND/04/2026-27, Date: 29.04.2026
2. Tender Indent No: BSCC/2026-27/SE0088.

****

Officers Present:

1. Basavaraj R. Kabade, Chief Engineer [Zone-1], BSCC (through VC)
2. P. Janaradhan, Executive Engineer, [TE & M Cell], BSCC, in Chair
3. Sathish, Assistant Engineer [TE & M Cell], BSCC.

Bidders Present:

1. K A Basheer, General Manager, KCIC Pvt. Ltd.
2. Kumar K. V, Manager, KCIC Pvt. Ltd.
3. Sakthi, Parklens India Pvt. Ltd
4. Ravi Shankar, Parklens India Pvt. Ltd

Consultants Present:

1. Reashma P S, Managing Director, Street Matrix Pvt. Ltd.

The meeting started as per the scheduled time and welcomed the officers present.

The below queries were received through KPP portal within specified time i.e., 08.05.2026 up to 16:00 Hrs.

Sl. No.	Queries Received	Replies
	Pre-Bid Queries submitted by M/s. KCIC Pvt. Ltd.	
1	We request an extension of the bid submission date. The project requires detailed site survey, traffic study, and financial planning across 42 roads. Additional time will enable bidders to submit realistic and competitive proposals. **Request: Please extend the bid submission date by a further 15 days.**	Tender condition prevails.
2	The current concession period of 3 years is short given the capital investment required for deployment of smart parking infrastructure — cameras, VMS boards, POS devices, IT systems, and enforcement mechanisms. A longer period will ensure financial viability, enable recovery of CAPEX and OPEX, and attract experienced bidders. **Request: Increase the contract period to at least 7 years.**	The concession period shall be revised to five (5) years from the Commercial Operation Date (COD), in place of the earlier provision of three (3) years plus two (2) years extension based on performance. Refer Addendum-1
3	As per the RFP, the Technology Service Provider is required to be the Lead Member in the consortium. This restricts participation of strong financial or operational partners as lead. Relaxing this condition will enable better risk allocation, increased competition, and improved bid quality. **Request: Remove or relax the requirement for the Technology Service Provider to be the Lead Member.**	Tender condition prevails.
4	The RFP requires prior experience in on-street enforcement activities using enforcement software. Many capable parking operators may not have direct enforcement experience, as enforcement can be handled through technology or consortium partners. **Request: Remove or relax the prior enforcement experience requirement.**	Tender condition prevails.
5	The project requires approvals from multiple departments including Traffic Police and BESCOM, which may take significant time. **Request: Increase the implementation period to 6**	The implementation period for operationalisation is revised from four (4) months to five (5) months, with revised monthly milestones.

	months to allow for proper execution and inter-departmental approvals.	Refer Addendum-1
6	Where should towed vehicles be parked and stored until the respective owners report to claim them? **Request: Please clarify the designated impound/storage location for towed vehicles and the process for owner notification and release.**	Towing, impounding, storage, notification, and release of vehicles shall be carried out as per applicable rules, in coordination with Bengaluru Traffic Police / competent authority. Designated locations and procedures shall be communicated during implementation.
7	Smart parking infrastructure including cameras, VMS boards, and IT systems require stable power connections. **Query: Will BESCOM approvals and electrical connections be facilitated and coordinated by Bengaluru South City Corporation (BSCC)?**	Coordination with BESCOM and other statutory authorities for power connections shall be the responsibility of the Service Provider. However, BSCC shall extend full support in facilitating such coordination.
8	Several identified streets may have existing encroachments or hawker activity that would impede parking infrastructure deployment. **Query:** Will BSCC ensure that sites are cleared of encroachments and hawkers prior to handing over to the implementing agency?	Any encroachments or hawker activity impeding the deployment of parking infrastructure shall be brought to the notice of BSCC by the Service Provider. BSCC shall take appropriate action in accordance with applicable rules. The Service Provider may assist and participate in such coordination as required.
9	The RFP specifies a compliance requirement for parking wardens and supervisors. **Query 1: Is the required number of wardens/supervisors fixed, or is there flexibility based on actual site demand?** **Query 2: Can the implementing agency optimise manpower deployment based on observed occupancy and peak-hour demand patterns?**	The manpower numbers indicated in the RFP are tentative. The Service Provider shall submit a Technical Proposal detailing the proposed team structure, size, and deployment plan. BSCC reserves the right to assess the adequacy of the proposed manpower during the bid evaluation process.
10	VMS boards and parking signage installed across 42 roads present opportunities for revenue generation through advertisements. **Query: Are bidders permitted to generate additional revenue through advertisements on VMS boards, signage, and other installed infrastructure? If yes, what is the revenue-sharing arrangement with BSCC?**	Tender condition prevails.
11	Adequate site assessment, traffic study, and financial modelling require a clear and accurate map showing all 42 identified roads in the Jayanagara Constituency.	BSCC has undertaken detailed studies and prepared a DPR which shall serve as the guiding

	Request: Please share a clear, detailed map showing all 42 roads covered under this project, including road names, lengths, and approximate slot locations.	document for implementation, including street wise allocation plan for all vehicle categories. The BSCC team will provide on-site coordination for any necessary clarifications.
Pre-Bid Queries submitted by M/s. Parklens India Pvt. Ltd.		
12	Request to consider limiting the operational hours from 24 hours to 14 hours (8am to 10pm). There is very little demand for night time parking on-street, but a lot of manpower will be required to enforce it.	The operational hours for the on-street pay-and-park facility is revised to fourteen (15) hours, from 9.00 AM to 12:00 midnight, on all days including Saturdays, Sundays, and public holidays. Refer Addendum-1.
13	Every car space must be marked individually. Instead of every bike space, every bike zone will be marked as a whole.	Tender condition prevails
14	Request to modify the clause in Section 3.7: The Licensee shall issue parking tickets exclusively through Handheld Pay and Park Electronic Devices. (to) The Licensee shall issue parking tickets exclusively through Handheld Pay & Park Electronic Devices or issue electronic digital receipts for QR scan and digital payment methodology	Parking tickets shall be issued through Handheld Pay & Park Electronic Devices and/or electronic digital receipts via QR scan/digital payment methodology. Refer Addendum-1
15	Request to modify the clause in Section 3.18 Liability for Vehicle Safety and Damages: The contracting agency shall bear full responsibility for any loss, theft, or damage to vehicles parked within the designated parking areas. Bengaluru South City Corporation shall not be held liable in any manner for such incidents. (to) Section 3.18 Liability for Vehicle Safety and Damages: The contracting agency shall bear full responsibility for any damage to vehicles parked within the designated parking areas due to negligence of work completed by the agency. Bengaluru South City Corporation shall not be held liable in any manner for such incidents.	The contracting agency shall be responsible for any loss, theft, damage, or incident involving vehicles parked within the designated parking areas, if arising due to negligence in parking management activities. BSCC shall not be held liable for such incidents. Refer Addendum-1
16	Given that the service provider is required to make significant upfront Capex investments and that revenue projections, including revenue share commitments, are based on the prevailing tariff structure, any downward revision in tariffs may materially impact financial viability and service sustainability. Request to confirm that there will not be any downward fee revision. And, please confirm that there will not be any revision in revenue share percentage. If there is a revenue increase than the projected revenue, the Corporation also makes higher revenue with the already agreed revenue share percentage.	BSCC reserves the right to revise parking tariffs during the contract period. Revenue share shall be adjusted proportionately based on the increased tariff, as approved by BSCC. Refer Addendum-1
17	The contracting agency must ensure that no illegal or objectionable parking management activities are permitted. This includes implementing scientific	The service provider must ensure that no illegal or objectionable parking management activities are

	methods to regulate the entry and exit of vehicles. If any such activity or lapse occurs during the contract period, the contracting agency shall bear full responsibility. Bengaluru South City Corporation will not be held liable in any legal proceedings.	permitted. Bengaluru South City Corporation will not be held liable in any legal proceedings. Refer Addendum-1
18	Section 3.5, step 1 says VMS boards installed at major intersections and identified streets. Section 4a - Page 36, asks for Qty 128 VMS boards. 128 VMS boards is a very big number and requires big investment , and practically not required for proper management. Major junctions can include boards covering parking information and directional signs of multiple streets. Request to remove VMS section on Section 4a - Page 36	VMS boards shall be installed at major intersections and identified locations as approved by BSCC, based on site requirement, with a minimum quantity of ten (10) in numbers. Refer Addendum-1
19	The lead time for several hardware bought will be around 30 days. Given that lead time, we request the first month to be allotted for sourcing and planning. Request to change to End of Month 2 - Minimum 15% of total parking capacity operational End of Month 3 - Minimum 30% cumulative operational capacity End of Month 4 - Minimum 60% cumulative operational capacity End of Month 5 - 100% operationalization of all identified parking facilities	Refer response to Sl. No. 5.
20	Request to confirm, Any taxes payable by the service provider for Service provider's share in revenue, shall be responsibility of the service provider. Any taxes payable by the Corporation for Corporation's share in revenue shall be responsibility of the Corporation.	Tender condition prevails
21	We request a provision to be added for a periodic revision of parking rates (annual increase or inflation indexation)	Refer response to Sl. No. 18.
22	The proposed system is designed to promote digital payments via QR/UPI, so users may not necessarily receive a physical or POS-generated ticket for every transaction. In this context, we request the authority to remove these penalty clauses; Cause for Penalty to the operator 8. Vehicle parked in designated area without issuance of ticket (per vehicle) 9. Manual parking without entry into handheld device	Penalty clause No. 8 is revised to include non-issuance of manual or digital ticket/receipt. Penalty clause No. 9 stands deleted. Refer addendum-1
23	Given the open and dynamic nature of on-street environments, it may not be feasible to prevent every instance of unauthorised parking in real time. Our enforcement officers will penalise these violations, assist with enforcement action, and can also coordinate with the traffic police. In this context, the penalty clause should be altered; Cause for Penalty to the operator 5. Vehicles found parked outside the officially	Penalty clause No. 5 is revised. For vehicles parked outside demarcated slots, the Service Provider shall act within the response time decided and communicated by BSCC. Refer addendum-1

	demarcated parking slots. Requested alteration: Failure to act on detected violations outside the officially demarcated parking slots within 4 hours.	
24	Request authority to change the contract period from 3 fixed years +2 years at Corporation's discretion, to fixed 5 years. The project requires significant capital expenditure, and an assured 5-year contract period provides the service provider with adequate time to realize return on investment, thereby justifying the substantial upfront commitment.	Refer response to Sl. No. 2.
Pre-Bid Queries submitted by M/s. Wiitronics Solutions Pvt. Ltd.		
25	Please increase parking charges 5% every year to cover inflation and rising labour cost every year	Refer response to Sl. No. 18.
26	1)Please provide atleast 6 months to implement 100%. 2)Please modify contract period from 3 years (plus 2 additional years) to 5 years to recoup capital expense.	Refer response to Sl. No. 2 & 5.
27	Please change to 10am to 10pm operational hours, instead of 24 hours. No traffic detected at night.	Refer response to Sl. No. 14.
28	Every bike space marking is not required, and very expensive. Bike area or zone (10-25 bikes) marking can be done. And every car bay marking can be done.	Refer response to Sl. No. 15.
29	Section 3.7: Issuance of parking tickets Please include digital receipt issuance	Refer response to Sl. No. 16.
30	Liability for Vehicle Safety and Damages: This cannot apply for on-street. Police should handle all unlawful activities. BSCC or the licensee cannot be responsible.	Refer response to Sl. No. 17.
31	Section 3.27 Licensee can be responsible for parking related illegal or objectionable activity, like implementing illegal scientific methods to regulate the entry and exit of vehicles. The licensee can report other illegal or objectionable activity to police and will not be responsible or liable for any such activity. The BSCC is also not liable.	Refer response to Sl. No. 19.
32	Qty 128 VMS boards Huge investment required to implement this. Please revise this to total 8 boards at major intersections to cover all streets	Refer response to Sl. No. 20.

1. Copy submitted to the Hon'ble Commissioner, BSCC for kind information.
2. Copy submitted to the Additional Commissioner (Development), BSCC for kind information.
3. Copy submitted to the Superintending Engineer (Zone-1 & 2), BSCC for kind information.
4. Copy submitted to the Executive Engineer, TE & M Cell (Zone-1 & 2), BSCC for kind information.
5. Office Copy.

Chief Engineer
Bengaluru South City Corporation